



Report to: Development Services Committee

Report Date: April 23, 2013

SUBJECT: Request for Demolition
24 Markham St. Markham Village

PREPARED BY: Peter Wokral, Planner Heritage Section ext. 7955

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning

RECOMMENDATION:

- 1) THAT the report titled "Request for Demolition, 24 Markham St. Markham Village" dated April 23rd, 2013 be received;
- 2) AND THAT Council endorse the demolition of the existing single detached non-heritage dwelling at 24 Markham St. within the Markham Village Heritage Conservation District;
- 3) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To recommend that Council support the demolition of a one storey, non-heritage, detached dwelling at 24 Markham St. in Markham Village (See Appendix 'A' Photograph of the existing building)

BACKGROUND:

The Owner of the property proposes to demolish the existing single detached dwelling

The Owner of the subject property wishes to demolish the existing one storey, non-heritage, single detached, dwelling of approximately 1,123 ft² so that he can construct a new two storey single detached dwelling of approximately 3,279.9 ft² with a detached rear garage of approximately 550 ft².

The property is located within a heritage conservation district

As the property is designated under Part V of the *Ontario Heritage Act* (the "Act"), the review by Heritage Markham is required and the approval of Council is necessary to permit the demolition of the existing dwelling. Heritage Markham reviewed the request for demolition of the building on February 13, 2013 and had no objection (See Appendix 'B').

OPTIONS/ DISCUSSION:**The *Ontario Heritage Act* requires Council to consider all demolition applications for designated properties.**

Although the subject building is not considered to possess cultural heritage value, it is located within the Markham Village Heritage Conservation District. According to Section 42(1) of the *Act*, an owner is required to obtain a permit from the municipality to:

1. alter any part of the property other than the interior
2. erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal.

The *Act* does allow a municipality to delegate its power to grant permits for the alteration of property situated in a heritage conservation district to an employee or official of the municipality. Markham Council has approved such a by-law delegating its power for the approval of alterations to the Manager of Heritage Planning. However, upon consultation with Legal staff, it has been determined that the delegation of the authority to approve “alterations” to staff does not include the authority to consider applications for demolition or removal which are addressed under Part IV and V of the *Act*. No delegation provisions apply in such circumstances.

Therefore, all applications for demolition of buildings and structures within heritage conservation districts whether of cultural heritage value or not, must be considered by Council.

The proposed demolition of the building can be supported

A review of the existing building by the Heritage Markham committee and Heritage Section Staff has determined that the structure has no cultural heritage value and that there are no grounds upon which to object to its demolition.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The demolition of the existing house will permit the construction of a new dwelling that is more compatible with the heritage character of the Markham Village Heritage Conservation District, providing a good example of managed growth. (See Appendix ‘C’ Elevation of the proposed new dwelling)

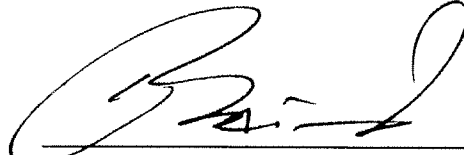
BUSINESS UNITS CONSULTED AND AFFECTED:

The demolition request was reviewed by Heritage Markham, Council’s advisory committee on heritage matters.

RECOMMENDED BY:



Rino Mostacci, M.C.I.P., R.P.P.
Director of Planning & Urban Design



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

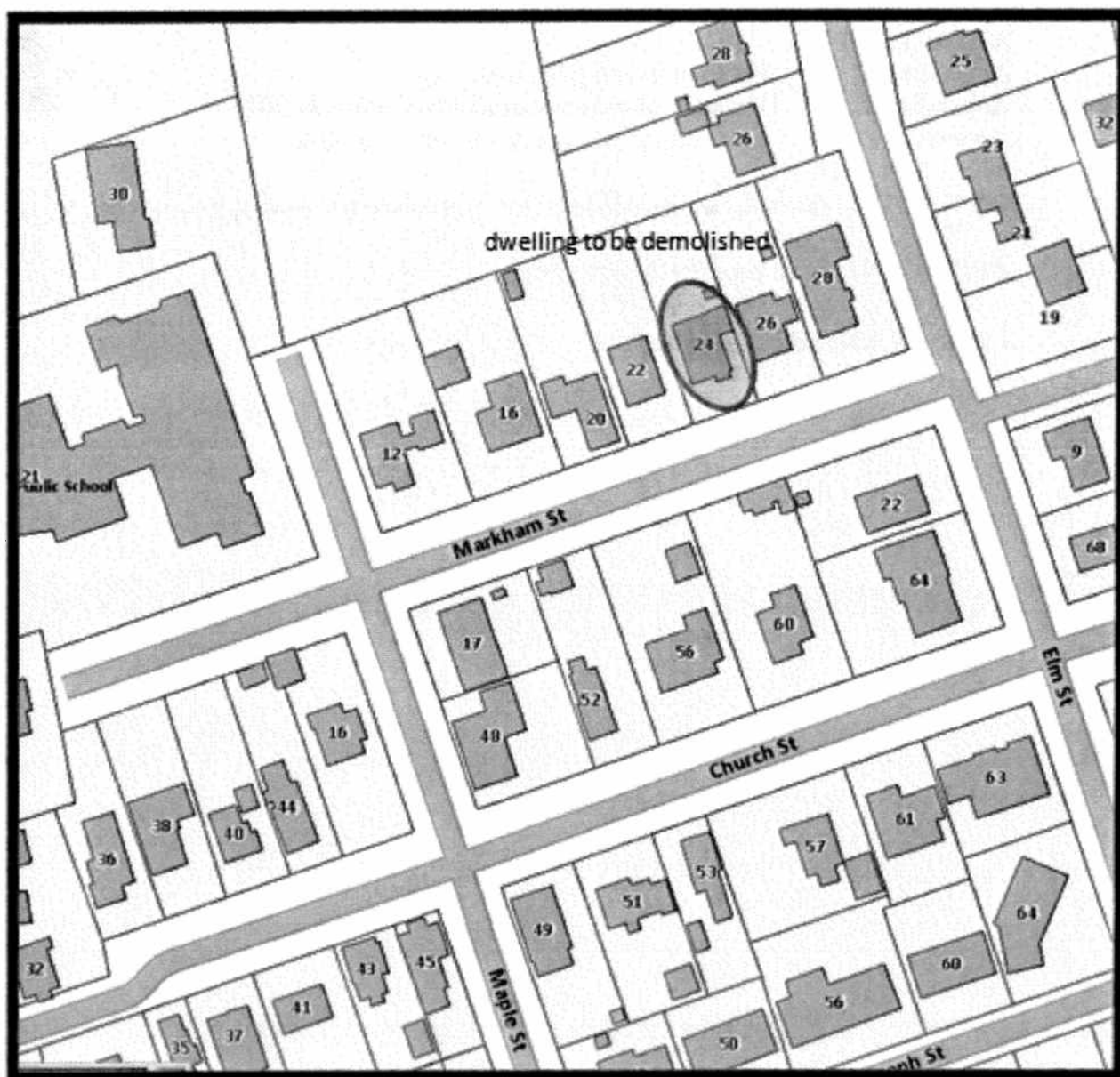
Appendix 'A'	Photo of existing building
Appendix 'B'	Heritage Markham extract from February 2013
Appendix 'C'	Front elevation of proposed new dwelling

FILE PATH: Q:\Development\Heritage\PROPERTY\MARKHMST\24\Demolition Report to DSC 2013.doc

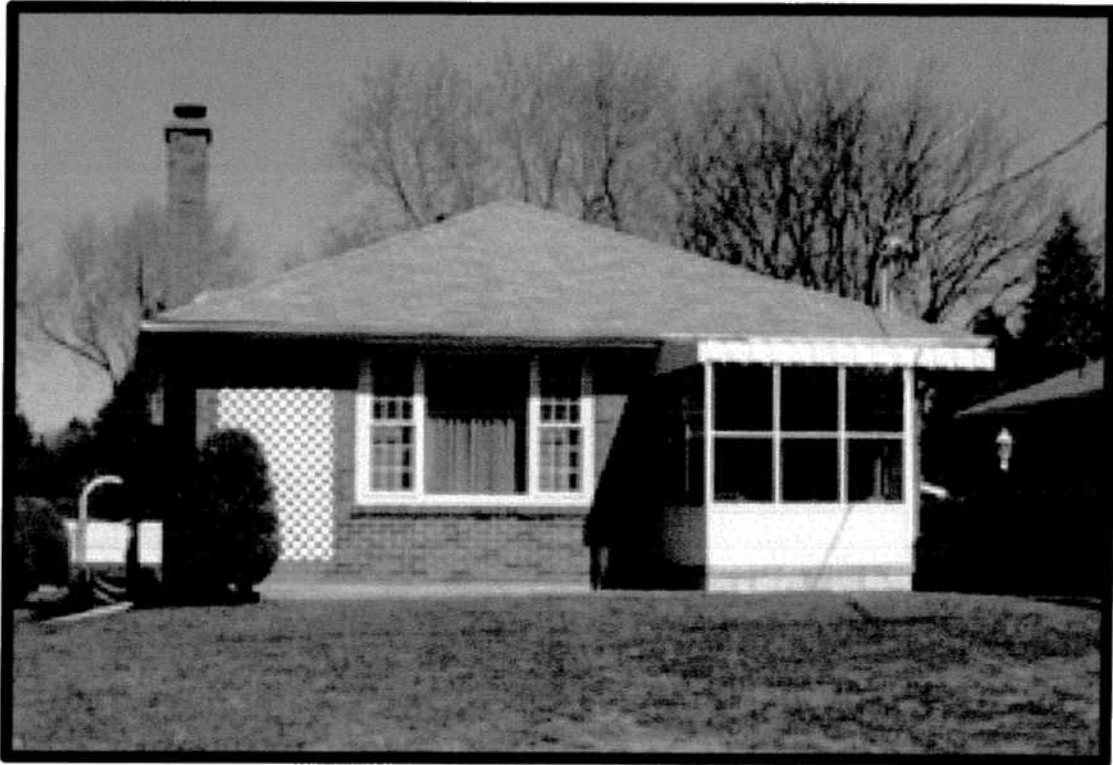
APPLICANT: The Gregory Design Group

Email-russ@gregorydesigngroup.net

LOCATION MAP



APPENDIX A



Photograph of existing dwelling at 24 Markham St.

APPENDIX B

17. SITE PLAN CONTROL APPLICATION
COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NUMBER: A/12/13
24 MARKHAM STREET
REQUESTED VARIANCES FOR PROPOSED NEW DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
A. Hordylan, Committee of Adjustment
-

The Heritage Planner explained the proposal for a new house at 24 Markham Street and the requested Minor Variances. He explained that staff wanted to ensure that the front yard setback was appropriate for the existing streetscape in terms of impact on adjacent dwellings.

Russ Gregory, agent, and the applicants, were in attendance. Mr. Gregory provided additional background information regarding adjacent developments and the streetscape.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the existing class 'C' house located at 24 Markham St.;

THAT Heritage Markham has no objection to Minor Variance Application A/12/13 and the Site Plan Control application for the proposed new house at 24 Markham Street, provided that the front yard setback of the solid building mass is a minimum of 15 feet;

AND THAT final approval of the site plan application be delegated to Heritage Section staff, with the owner entering into a Site Plan Agreement containing the usual conditions regarding materials, colours, etc.

CARRIED

APPENDIX C



Proposed front elevation of new dwelling at 24 Markham St.